

Barnes Spring 2022 Rental Scoring Matrix

		Scoring					
Category		Exceptional	Strong	Needs Improvement	Missing Information		
		10 points each	7 points each	5 - 3 points each	2 - 0 points each		
Team Experience and Expertise		Development team has significant (11+ years) building experience with similar housing. If applicant's mission is not housing production, they are partnering with an experienced developer, nonprofit, and/or GC.	Development team has (6+ years) building experience with similar housing. If applicant's mission is not housing production, they are partnering with an experienced developer, nonprofit, and/or GC.	Development team has (5 years) building experience with similar housing (5). If applicant's mission is not housing production, they are partnering with an experienced developer, nonprofit, and/or GC (3).	Development team has less than five years of (<5 years) building experience with similar housing (2). If applicant's mission is not housing-centered, they are partnering with an experienced developer, nonprofit, and/or GC (0).		
	Developer's Fee	Developer's fee is equal to or less than 10% of the project's total budget request from Barnes.	Developer's fee is between 10-12% of the project's total budget request from Barnes.	Developer's fee is greater than 13% of the project's total budget request from Barnes (5). Developer's fee is 14% of the total budget request from Barnes (3).	Developer's fee is greater than 15% of the total budget request from Barnes (2). Developer's fee is greater than 20% of the project's total budget request from Barnes (0).		
	Audit	An audit of the applicant organization has been completed in the past 24 months and had no findings.	An audit of the applicant organization has been completed in >24 months and <5 years and that audit had no findings.	An audit of the applicant organization has been completed at any point in time without findings (5). An audit of the applicant organization has been completed at any point in time with findings (3).	There has been no audit of the applicant organization but financials were provided (2). There has been no audit of the applicant organization (0).		
Financial		20 points	15 points	10 - 5 points	3 - 0 points		
Information	Capital Stack & Proforma	The organization has committed funding excluding the Barnes request, including but not limited to a private loan, non-federal match excluding a private	The organization has committed funding excluding the Barnes request, including but not limited to a private loan, non-federal match excluding a private loan, and/or organizational equity where the Barnes request is <50% of the total project budget. Funding commitments completed in the upload tasks.	The organization has mostly committed funding, including but not limited to a private loan, non-federal match excluding a private loan, and/or organizational equity and the Barnes request is less than 50% of the total request (10) or greater than 50% of the total request (5). One funding source may be tentative, but not firm.			
		5 points each	4 points each	3 - 2 points each	1 - 0 points each		
	Site Control & Zoning	Build site is owned by the applicant (deed in hand) or 99-year ground lease and currently zoned for the proposed development.	Build site a proposed Metro back-tax lot.	Build site as a signed sales contract (3) or purchase option (2) and currently zoned for the proposed development.	The site is currently zoned for the proposed development with an offer or any current property with other means of site control that requires rezoning (1). Build site is not identified or not zoned for the development and without site control (0).		
Proposal Plans	Site Plans	Detailed site plans including setbacks, green space, dimensions, units, water and electric lines, topography, easements, flood plains, and soil analysis.	Advanced site plans including setbacks, green space, dimensions, units, easements, but lacking some detailed components.	Some site plans included with necessary information for builder (3). Basic site plans included with survey (2).	Rough site plans included with basic dimensions (1). No site plans are included (0).		
	Architecture Plans	Detailed plans including openings, common areas, etc. that would be considered 'Construction Level' documents.	Advanced architecture plans including setbacks, green space, dimensions, units considered 'Design Development Level' documents, but lacking some detailed components.	Some architecture plans included with necessary information for builder (3). Basic architecture plans included and unit dimensions considered a 'Schematic Level' design (2).	Rough unit plans included with basic dimensions (1). No architecture plans are included (0).		
	Construction Specifications & Work Write-up	Detailed work specifications including materials, components, responsible parties, etc. are included and fully describe the scope of work. Considered 'Construction Level' documents.	Advanced work specifications including materials, components, are included and fully describe the scope of work, but lacking some detailed components. Considered 'Design Development Level' documents.	Basic work specifications including materials and components are included, which give a general overview of the work scope. Considered 'Schematic Design Level' documents.	Rough work specifications included (1). No specifications or write-up included (0).		
	Mixed-Use Space	Proposal includes mixed-use space that is either creative or commercial and available to the entire community.	Proposal includes mixed-use space that is either creative or commercial that is available to only residents of the development.	Proposal includes mixed-use space that is creative that is only available to an outside organization and residents within that organization. (3) Proposal includes mixed-use space that is commercial that is only available to an outside organization and residents within that organization (2).	Proposal does not have mixed-use space onsite, but provides access to outside services or space to its residents (1). Proposal includes no access to mixed-use space onsite or services offsite (0).		
	Proposal Type	New construction only or acquisition and rehabilitation of existing uninhabited structures.	Acquisition, demolition, and new construction of uninhabited units.	Acquisition & demolition/rehab where the units are currently inhabited with a streamlined and community-accepted displacement plan (5). Acquisition & demolition/rehab where the displacement plan has not yet received tenant feedback but has a plan to do so (3).	Acquisition & rehab with no displacement plan (2). Acquisition & demolition with no displacement plan (0).		
		20 points	15 points	10 - 5 points	3 - 0 points		

	Eligibility Requirements	Applicant thoughtfully answered all sections of narrative and completed all sections of the required forms. Applicant has provided more than the required upload tasks by enhancing their overall narrative through additional uploads that provide context to the proposal.	Applicant has completed all required upload tasks including the Universal Design Matrix, Energy Efficiency & Sustainability Matrix, and DEAI Matrix. All questions are answered thoroughly and thoughtfully throughout the entire narrative.	Applicant completed all required questions and forms, but failed to complete one upload task (10) or answered questions in such a way that further guidance was necessary in order to understand the proposal narrative (5).	Information from the narrative and uploads are missing prior to submission. (3) Narrative structure is incomplete or fragmented throughout (0).			
Total P	oints Available: 100 Be	fore Bouns Points Section Applicants must	<u> </u>	<u> </u>				
Bonus Points	Diversity, Equity, Accessibility & Inclusion	Applicant goes above and beyond representation in terms of equity and board and staff are representative of the communities they serve. Examples of additional efforts include but are not limited to: Including tenant voice at multiple touch points throughout the design process, community feedback other than zoning requirements, innovative incorporation of user experience or lessons learned from previous developments, policies promote resident dignity, subcontracting and/or board policies promote inclusion beyond representation, narrative shows a commitment to underrepresented people and minority groups that have historically been excluded from the benefits of housing policies, diverse outreach to community groups including partnerships with culturally competent organizations with language access for homeowners, number of accessibility points for differently-abled persons, and advisory committees of tenants inform future policies or practices of the applicant organization.	Applicant includes some measures of DEAI work beyond representation in terms of equity. Examples include but are not limited to, including tenant voice at multiple touch points throughout the design process, community feedback other than zoning requirements, innovative incorporation of user experience or lessons learned from previous developments, policies promote resident dignity, board and staff are representative of the communities they serve, subcontracting and/or board policies promote inclusion beyond representation, narrative shows a commitment to underrepresented people and minority groups that have historically been excluded from the benefits of housing policies, and advisory committees of tenants inform future policies or practices of the applicant organization.	Applicant has some DEAI measures in place that meet basic standards of inclusion including but not limited to: staff/board training, moderate representation through board or staff of the populations served, required zoning community feedback, and some resident connection points (3). Proposal includes basic DEAI measures for limited minority representation or populations served (2).	Applicant has limited representative DEAI measures including but not limited to: little or no accessibility, staff or board representation of minority/women is not significantly representative of the populations served (1). There are no visible DEAI measures taken by the applicant organization outlined by the provided narrative (0).			
	Access to Transit	The housing options are developed on a high-transit corridor and within .25 walkable miles of a public transit stop.	The housing options are developed near a high- transit corridor and between .25 and .5 walkable miles of a public transit stop.	The housing options are developed near a high-transit corridor and within .5 walkable miles of a public transit stop (3). The housing options are developed near a high-transit corridor and within 1 walkable mile of a public transit stop (2).	If the distance is not walkable but within a 1 mile radius of a public transit stop (1). The housing options are not within 1 mile of any public transit stops.			
		2 points each	1 point each	0.5 point each	0 points each			
	Design	Project includes more than one aspect of intelligent, sustainable, and/or welcoming design concepts. Including, but not limited to design that promotes resiliency of residents, welcoming neighborhood character, access to high-need assets (health, education, safety, etc.), bold design, premium materials, flexibility, resident connection, and/or environmental factors.	Project includes one aspect of intelligent, sustainable, and/or welcoming design concepts. Including, but not limited to design that promotes resiliency of residents, welcoming neighborhood character, access to high-need assets (health, education, safety, etc.), bold design, premium materials, flexibility, resident connection, and/or environmental factors.	Project has plans to access design assistance in the future to include intelligent design that enhance current plans.	Project does not include innovative design as part of the proposed project (0).			
	Collaboration	The proposed project includes a strong partnership between one or more community organizations and/or a private developer or GC that has a proven track record with Barnes and has a written letter of commitment or MOU and volunteer efforts.	The proposed project includes a partnership between one or more community organizations and/or a private developer or GC and has a written letter of commitment or MOU and volunteer efforts.	Applicant utilizes only volunteer efforts and/or collaboration is related to services provided offsite with a local nonprofit.	The proposal includes only one organization (applicant).			
	Permanent Supportive Housing	15% or more of the units in the proposed development are at or below 30% AMI.	10% or less of the units in the proposed development are at or below 30% AMI.	<10% is intended for permanent supportive housing (<30% AMI).	No units provided are at or below 30% AMI.			
	Disaster Zones	All units are located within a specific disaster zone outlined in the narrative.	Greater than 50% of units are located within a specific disaster zone outlined in the narrative.	Less than 50% of units are locatedwithin a specific disaster zone outlined in the narrative.	No units are within a specific disaster zone outlined in the narrative (0).			
	Mixed-Income Housing	15% or more of the units in the proposed development are market-rate.	10% or less of the proposed units are market- rate.	<10% unit is market-rate within the development.	No market-rate units are proposed.			
	Total Points Available including Bonus: 120 Applicants must meet a scoring threshold of at least 70 points to be considered for funding.							